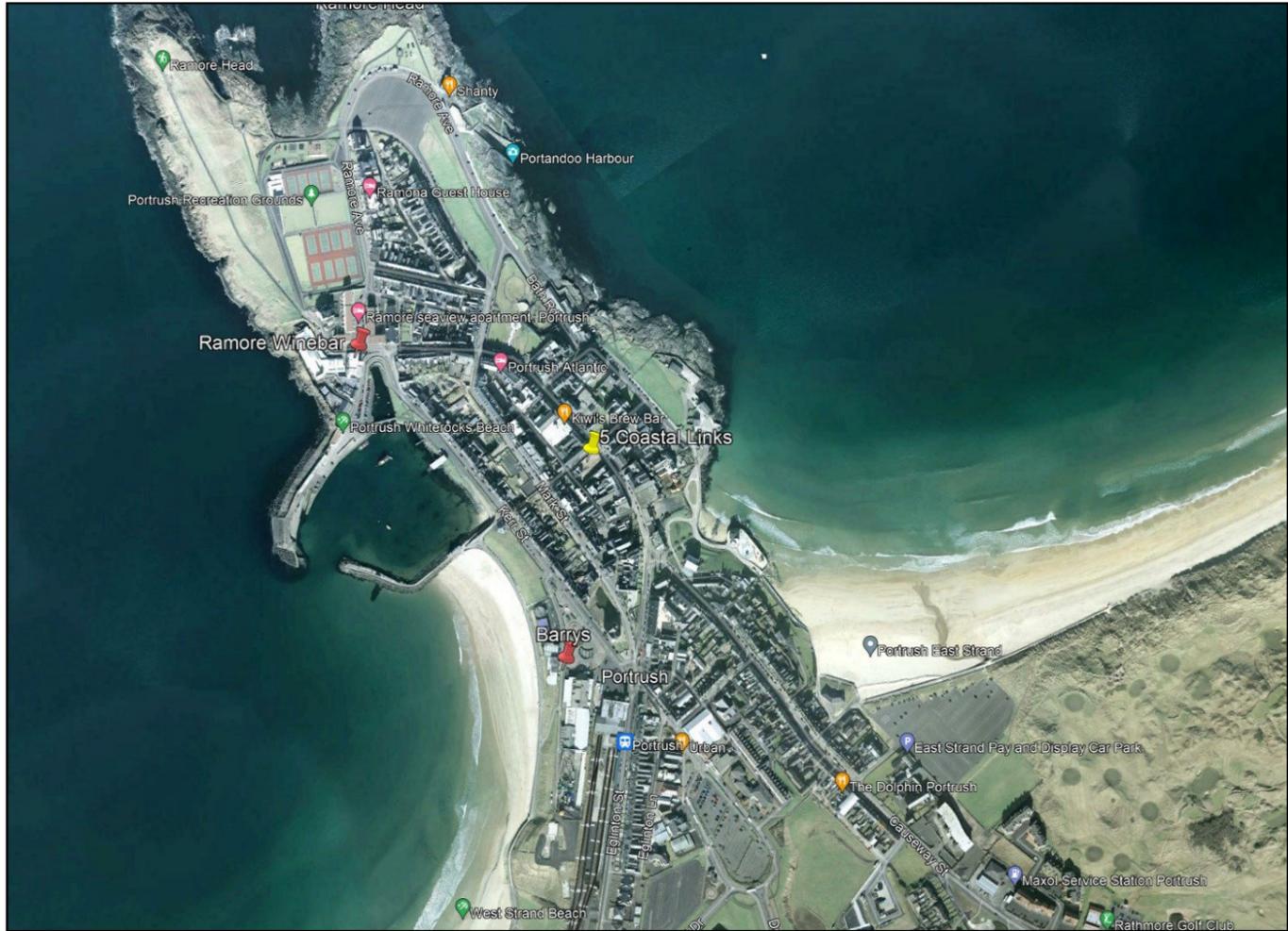




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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

5 Coastal Links

45 Main Street

BT56 8FU

Offers Over £194,500

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A wonderful opportunity to acquire a two bedroom first floor apartment situated in a block of 21 residences located in one of the North Antrim Coast's most popular and picturesque tourist destinations. Having been constructed by MAM Group circa 2021, internally the apartment is in excellent and immaculate order throughout. Externally and of particular note, is the communal sky terrace with beautiful views and is situated at the top of the building for the use of all owners. This beautiful apartment incorporates all the benefits that a well located apartment has to offer. Located in the heart of Portrush the property is only a stone's throw away from most local amenities and town centre.

Coastal Links is situated on Main Street opposite the old Northern Bank building and within the same building as Bob and Berts café.

ACCOMMDATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

With tiled floor and stair and lift access to upper floors.

FIRST FLOOR:

Entrance Hall:

With laminate wood floor.

Open Plan Lounge/Kitchen/Dining: 30'8 X 12'7

With 'Blanco' matt black sink unit, high and low level built in units, integrated eye level oven, ceramic hob with glass splashback and integrated cooker hood above with light, integrated fridge freezer, plumbed for automatic washing machine, integrated dishwasher, saucepan drawers, storage cupboard with rail, recessed lighting and laminate wood floor.



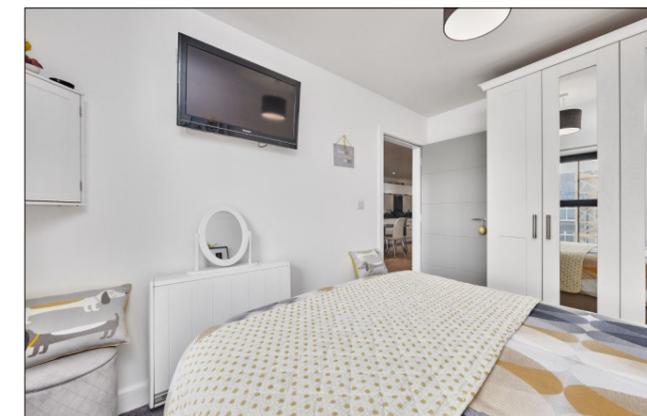
Bedroom 1:

11'5 x 8'8



Bedroom 2:

10'9 x 8'7



Bathroom:

With white suite comprising w.c., wash hand basin with illuminated mirror and storage below, large fully tiled walk in shower cubicle with electric shower, fully tiled walls, chrome towel rail, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Communal bin storage.

SPECIAL FEATURES:

- ** Electric Heating With Heat Recovery System
- ** Acoustic Double Glazed Windows in PVC Frames
- ** Intercom System
- ** Town Centre Location
- ** Newly Painted In 2022 Throughout

TENURE:

Leasehold

CAPITAL VALUE:

£110,000 (Rates: £1023.55 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Service charge is available upon request. Current service charge is £703.00 per annum. (05.01.24)

